



# Community Plan Update

Comments from Community Meetings held on May 10, 11, & 13

## Land Use

### General

There should be no gated communities which restrict biking freely through residential areas

It is a big mistake that we can no longer see Oak Creek at the gateway to Sedona driving on SR179.

Consider the costs & benefits to new development

A lot of “up-zoning” does not support the community’s vision to preserve natural beauty and small town character

### Specific Sites

Apply the “Heart of Sedona” vision (specifically the area across from Tlaquepaque and to the “Y”) in the Community Plan Future Land Use Map

Re-think the land uses at the Cultural Park and some other significant properties

Consider the 38 acre Cor d’Amor (residential subdivision) property in west Sedona for uses other than residential and possibly for a retirement community

The “Real Estate Central” site on SR89A is probably not suitable for offices anymore. This property needs to be addressed in another way

### Planning & Zoning Tools

Consider the use of Form Based-Codes

Consider the use of Transfer of Development Rights (off site)

There needs to be a prioritization of community benefits (and community values) to assist in the review and approval of proposed development projects

### Other

Recommend re-visiting the short-term rental ordinance

Enforce zoning laws with enough code enforcement staff to get it done

Concern about 3-story height of home built adjacent to Forest land in west Sedona



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## ***Environmental Planning***

### **Sustainability**

Promote “dark skies”, make Sedona a solar energy city, and encourage solar energy

Make Sedona a model of progressive energy and environmental practices

Set aside land for community gardens (there is widespread hunger in the Verde Valley)

Let’s develop clean, reliable energy sources that can withstand the grid going down. It’s not a matter of whether the grid will go down, but when.

Update and develop codes that encourage and support energy efficiency and water conservation, e.g. International Efficiency Code

We must shift our dependence off of a fossil fuel based economy

Utilize “cool pavement” and not black asphalt parking lots to address the heat island effect

Put power lines underground on SR 179



## ***Water Resources***

Encourage conservation (e.g. cisterns in new houses)

We need a safe, secure water supply and we need to change how we manage our wastewater and storm-water

Promote more active education, newspaper articles; explore topics on use of grey water, building and re-modeling codes

## ***Circulation***

### **Public Transportation and alternatives**

Public transportation is needed for residents and to get to the Food Bank

Roadrunner is too expensive to operate and it has low ridership

Suggestion that the Roadrunner could be improved, utilized better or advertised more

Consider how alternative transportation relates to the environment and the economy

Encourage walking, biking and new transit

### **Traffic Congestion, Volume, Safety & Alternate Route**

Need to address the widening of SR179 to four lanes to reduce travel time, especially on holiday weekends

Traffic congestion in Uptown creates a back-up from the canyon going south + a back-up along SR179, especially on holiday weekends

Need for traffic light between Safeway & Dry Creek Road along SR89A

Need for alternate route and bridge at Red Rock Crossing

Let’s get an All-American Road designation and Scenic Road extension into the City

## ***Housing***

Support the increase of availability of apartments and rental units

Maintain and repair current homes and do not focus on providing low-income homes

Consider the property behind Bashas and the Goodwill store for multi-family housing



# ***Community Facilities, Services & Recreation***

Hold cost of wastewater treatment plant at the present level

Use the Development Impact Fee for roads and the wastewater treatment plant

Be clear about the purpose of city parks---e.g. open space or recreational activities

Strengthen the relationships between seniors-schools-community

Change Fire District to a Fire Department

First commitment should be to residents; second to tourists who support our economy

## ***Regional Coordination***

Emphasize “inter-dependence” to other Verde Valley communities and Sedona areas in the Community Plan (e.g. Oak Creek Canyon, Village of Oak Creek, Red Rock Loop area)

## ***Open Space***

There is community and City Council support for the National Scenic Area (NSA)

## ***Cost of Development***

Developers should pay their full share

## ***Economic Development***

More parking is needed in the Uptown area—this is a sustainability issue

Provide incentives to environmentally-friendly businesses

Create a voluntary “future Sedona organization”

Focus on event-planning for citizens and visitors



## ***Tourism***

Discourage timeshares because they do not contribute to residents’ quality of life

## ***Historic Preservation***

Give serious consideration to historic preservation and buildings as the city is built out

## ***Growth Area***

Annex the wastewater treatment plant land

Be vigilant so that the Forest land inside the city limits is not lost

An annexation policy in the Community Plan is important



## General

Think of SR89A as a “Main Street” in the 21<sup>st</sup> century. It should be a roadway that integrates residents’ needs + visitor use.

Needs to reflect residential and commercial interaction.

Keep west Sedona less touristy and more residential by bringing in businesses that residents would like

Remember that natural beauty/scenery should have the uppermost importance

Encourage walking, bicycling, walking to public transportation

Promote safe bicycling through town and perhaps off the corridor where there is so much traffic

The current appearance might as well be in some strip mall outside of L.A.

Worst eyesore in all of Sedona

## Form

### Road Design

Need attractive center medians and later add art

A large tree canopy along the highway would change the appearance

Should be able to flow back and forth across the street and not walk 1/2 mile to a signal to cross and again to return

Build a huge wall so people can walk and not hear or see traffic

Separate highway traffic from traffic for shopping. Add trees. Once, you’re off the highway, you’re in sort of a service area.

Embrace the highway instead of trying to avoid it—make it attractive

Tunnel out the road underground and put the parking underground too

### Amenities

Benches, access for special needs individuals, shade protection, pedestrian-activated crosswalks

Plazas, like Santa Fe

Use dirt and winding pathways from neighborhoods to the corridor (e.g. Kachina Subdivision past Sedona Charter School links to path to the Sedona Public Library)



## Height of Buildings

Consider 1-story buildings on the north of SR89A to preserve the views and on the opposite side there could be 3-story buildings.

Buildings should be up against the road; interesting architecture, some continuity of architecture; and offer shopping, dining, entertainment all in a relatively small area

Consider moving 2-story buildings back behind the parking to retain the red rock views. If you move 2 story buildings toward the sidewalk, you block the views.

We need to come up with rules on what buildings need to look like in order to “build character”

## Parking

Parking behind buildings and trees in front of the sidewalk is important

It's unfortunate that parking lots at shopping centers sit out front. How about constructing walls to make it more attractive?

## Other

No sandwich or box signs (advertising garage sales) out on the weekends

One sign per building on the corridor proportionate to the frontage

A promenade perpendicular to SR89A (like Santa Monica, CA)

# The Adjacent Neighborhoods

There needs to be sensitivity to the people who live near the highway.

# Implementation

There is enough talent on city staff to do a Form-Based Code for the corridor

Need to conduct a SR89A charette like the one done for SR179

The only place that works now as a pedestrian area is in Uptown and that area is non-conforming. That tells you something about the existing codes.

# Other

There needs to an opportunity for more integration and conversations to build one voice for community, especially around sustainability

# The Places You Love

**Sedona, Tlaquepaque:** Town Square, walkable, no cars, a mix of uses-dining, music, & shops.

**Scottsdale, AZ:** (Shea Blvd. to Mayo Clinic) Desert landscaping, no gas stations on the roadway

**Santa Fe, New Mexico:** Downtown

**Taos, New Mexico**

**Telluride, Colorado:** Walkability, outdoor cafes, people interacting

**Grand Junction, Colorado** (downtown) It's tree-lined

**Boulder, Colorado:** (business district) Center walkway; almost a mall area

**Ouray, Colorado**

**Park City, Utah:** Very walkable; heavy-tourist town

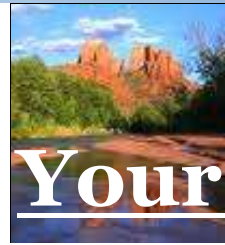
**Ojai, California:** Walk from shop to shop on continuous sidewalk; park site; can sit in nature; shop and eat

**Hwy. 1 in So. California** through the beach towns  
**Ashland, Oregon**

**Portland, Maine:** The whole section near the waterfront and old port was redone and turned into a “Tlaquepaque-like” setting. It's very walkable and they're all local artisans in the shops.

**Victoria, British Columbia:** Lamp posts & hanging flower baskets





# Your Comments

## ***Communications, Public Outreach, Education & Format***

### **Major Amendments to the Community Plan**

Citizens should be able to vote on Major Amendments to the Community Plan

The use of an advisory, non-binding vote by the citizens on Major Amendments to the Community Plan should be investigated. This vote would take place before the Council takes action by a 2/3 majority vote on Major Amendments.

### **Public Outreach and Education**

Video broadcasting is recommended for the City Council and Planning and Zoning Commission meetings

Take full advantage of the internet to get citizen feedback

A lot of older people do not have internet service

Develop interactive communication on the website

Use the city TV station to reach people without internet service

Be dynamic, innovative, creative and aggressive in outreach, including going into the neighborhoods for meetings

Help the public understand the Community Plan Map ("Future Land Use Map") and what the "colors" mean

We need to know what is Forest Service land and what is privately held land on the Community Plan Map

### **Other**

Residents who live one block from SR89A don't look at the corridor as a commercial district but as "our neighborhood"

### **Format (Community Plan document)**

Condense

Use priorities and some action plans so that the Plan is useful to the City Council and Planning and Zoning Commission

Get "deep" into updating the Plan and avoid "weasel" words in the Plan

Visualize what we want Sedona to look like

The "Vision" statements in the current Community Plan are too vague

Prioritizing action plans does not work because important gets confused with urgent

Plans need to be costed out so that real economic costs and benefits are provided to allow rational decision-making

Need to look at true cost-accounting measures

Take a holistic approach and diagram how elements relate to one another

